

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, MAY 26, 2015
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MAY 26, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

NONE

B. NEW BUSINESS:

- 1. ZONING DOCKET 039-15** – Request by BCNO 4, LLC for a Conditional Use to permit an amusement place/theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the amusement place/theater in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 153, Lots 7, 2, and 1-5 or 7 & 2 & 1/4 or 15-18, in the Third Municipal District, bounded by Elysian Fields Avenue, Chartres, Royal and Frenchmen Streets. The municipal address is 2121 CHARTRES STREET. (PD 7) (NK)
- 2. ZONING DOCKET 046-15** – Request by MIA H. WEBER AND EMMANUEL M. WEBER for a Conditional Use to permit a bed and breakfast home in an RM-2A Multiple-Family Residential District, on Square 108, Lot 23, in the Fourth Municipal District, bounded by Jackson Avenue, Laurel, Constance and Josephine Streets. The municipal addresses are 2123-2125 LAUREL STREET. (PD 2) (VM)

3. **ZONING DOCKET 047-15** – Request by SEMOLINA DEVELOPMENT, LLC for a Zoning Change from an LRS-3 Lakewood & Country Club Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business District and a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on an undesignated square, Lot 52 or Lots 52, 53, and Pt. Lot 54, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive. The municipal addresses are 5068-5070 PONTCHARTRAIN BOULEVARD. (PD 5) **(BD)**

4. **ZONING DOCKET 048-15** – Request by 2001 CANAL BLVD., LLC for a Conditional Use to permit a hotel with off-site parking in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 246, Lots A, B and C, in the Second Municipal District, bounded by Canal, North Prieur, Iberville and North Johnson Streets. The municipal address is 2001 CANAL STREET. (PD 4) **(KB)**

5. **ZONING DOCKET 049-15** – Request by TURNBULL BAKERIES INC. OF LA. for a Zoning Change from an LI Light Industrial District to an RD-3 Two-Family Residential District, on Square 46, Lots 1-4, 103-109, 97, 100, 101, 102, and 102 or 6, in the Fourth Municipal District, bounded by First, Saint Thomas, Soraparu and Rousseau Streets. The municipal addresses are 523 FIRST STREET, 2352-2354 SAINT THOMAS STREET AND 520-546 SORAPARU STREET. (PD 2) **(SK)**

C. ZONING/PLANNING MATTERS:

1. **SUBDIVISION DOCKET 022-15** – Request by TURNBULL BAKERIES INC. OF LA. to resubdivide Lots 1, 2, 3, 4, 97, 100, 101, 102, 102 or 6, 103, 104, 105, 106, 107, 108 and 109 into Lots 1A, 2A, 3A, 97A, 100A, 101A, 102A, 102B, 103A, 104A, 105A, 106A, 107A, 108A and 109A and the dedication of a 12 ft. servitude, on Square 46, in the Fourth Municipal District, bounded by First, St. Thomas, Soraparu and Rousseau Streets. The municipal addresses are 523 FIRST STREET, 2352-2354 SAINT THOMAS STREET AND 520-546 SORAPARU STREET. (PD 2) **(SK)**

2. **SUBDIVISION DOCKET 027-15** – Request by JACKSON TOWNHOUSE, LLC. to resubdivide Lots 2, 5 and an undesignated lot into Lot 2A, on Square 170, in the Fourth Municipal District, bounded by Jackson Avenue, Camp, Philip and Chestnut Streets. The municipal addresses are 1206 JACKSON AVENUE, 1216 JACKSON AVENUE AND 2217 CAMP STREET. (PD 2) **(BN)**

3. **SUBDIVISION DOCKET 043-15** – Request by MORNING STAR BAPTIST CHURCH to resubdivide Lots 1, 1-A, A-1, 1, 2, 3, 4 and 5 into Lot 5-A, on Square 1480-A, in the Third Municipal District, bounded by Florida Avenue, Clouet, Lausat and Louisa Streets. The municipal addresses are 3100-3134 FLORIDA AVENUE. (PD 7) (VM)
4. **SUBDIVISION DOCKET 046-15** – Request by DETMIAS HOLDINGS, LLC to resubdivide Lot B into Lots B1, B2 and B3, on Square 87, in the Fourth Municipal District, bounded by Pleasant, Chippewa, Toledano and Annunciation Streets. The municipal addresses are 744, 746 and 748 PLEASANT STREET. (PD 2) (LM)
5. **SUBDIVISION DOCKET 049-15** – Request by GREATER NEW HOME BAPTIST CHURCH to resubdivide Lots 3 through 17, 20 and 21 into Lot 3A, on Square 8, in the Third Municipal District, bounded by Jackson Barracks, North Roman, Delery and Roder Streets. The municipal addresses are 6414-6434 NORTH ROMAN STREET, 1735-1741 DELERY STREET AND 6421-6435 RODER STREET. (PD 8) (BP)
6. **SUBDIVISION DOCKET 050-15** – Request by KEMPER AND LEILA WILLIAMS FOUNDATION to resubdivide Lots S, R and Residual of Lot Y into Lot R1, on Square 41, in the Second Municipal District, bounded by Chartres, St. Louis, Royal and Toulouse Streets. The municipal addresses are 535 CHARTRES STREET, 516-524 ROYAL STREET AND 614-621 TOULOUSE STREET. (PD 1B) (KB)
7. **SUBDIVISION DOCKET 052-15** – Request by CINDY M. MANDINA, CLAUD L. GRASSEL AND ROBERT E. EISTERHOLD to resubdivide Lots 89, 91, 3, 2 and Pt. 1 into Lots 89A and 91A, on Square Park Place and Square B, in the Second Municipal District, bounded by East Park Place, Coscino Place, General Haig Street and Florida Avenue. The municipal addresses are 89 EAST PARK PLACE, 91 EAST PARK PLACE AND 5638 GENERAL HAIG STREET. (PD 5) (BD)
8. **DESIGN REVIEW DOCKET 042-15** – Request by AHMED SALEM to appeal the Eastern New Orleans Urban Corridor District, **Article 10, Section 10.1B.9.1 Permitted Detached Identification Signs**, of the Comprehensive Zoning Ordinance, on Square F-1, Lot 3-A, in the Third Municipal District, bounded by Chef Menteur Highway, Michoud Boulevard, the Louisville and Nashville Railroad right-of-way and the West Line Michoud Tract. The municipal address is 12930 CHEF MENTEUR HIGHWAY. (PD 10) (BP)

9. **DESIGN REVIEW DOCKET 050-15** – Request by LAMAR ADVERTISING OF NEW ORLEANS to appeal the General Sign Regulations, **Article 12, Section 12.5** *Outdoor General Advertising Sign Regulations*, of the Comprehensive Zoning Ordinance, on Square 747, Lot A, in the First Municipal District, bounded by Gravier, South Scott, South Pierce and Julia Streets. The municipal address is 3918 GRAVIER STREET. (PD 4) **(KB)**

10. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the May 12, 2015 meeting.

- B. Committee Reports.

- C. Announcements.

Robert D. Rivers
Executive Director

RR/ab